

4. FACTORS FOR EVALUATION

The evaluation of the following factors will govern the Design Review Committee's commentary to the Planning Board on a submitted project's appearance. The Planning Board will consider these comments when deciding on a final approval or denial of a submission. The Planning Board is the final authority for all districts except the Historic District (Zone HI), in which the Historic District Commission will have final approval.

Appearance factors to be considered are:

- a. Conformance to general appearance criteria.
- b. Conformance to general appearance criteria for special design districts.
- c. Architectural character of the buildings.
- d. Material and color selections.
- e. Vehicular and pedestrian circulation.
- f. Harmony and compatibility.
- g. Integration of landscaping and overall signage.
- h. Retention, alteration or removal of existing structures and site features.

A critical element of the review process will be the evaluation of how well the new development fits within the existing site and neighborhood. The applicant should submit photos of the surrounding structures and a site analysis of the existing conditions as part of the material for review. The analysis should indicate existing natural and man-made features of the site, potential views, micro-climate, etc.